



BK 17139 PGS 812 - 813 11/23/2015 01:45:00 PM
 INSTR # 2015050061 DEBRA ANDERSON
 RECEIVED YORK SS REGISTER OF DEEDS

WARRANTY DEED

Know all by these presents that **RCP, LLC**, a Maine limited liability company, with a business mailing address of 26 Sierra Ridge Road, Eliot, Maine 03903, for consideration paid, grants to **RED SCOOTER PROPERTIES LLC**, a Maine limited liability company, whose mailing address is 8 Union Street, Dover, New Hampshire 03820, with Warranty Covenants, the real property situated in the Town of South Berwick, County of York and State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO

The current property address is: 10 Portland Street, South Berwick, Tax Map 28, Lot 167.

IN WITNESS WHEREOF, the said RCP, LLC, has caused this instrument to be signed in its company name by John J. Capasso and Pamela M. Capasso, its MANAGERS, duly authorized, this 20th day of November 2015.

Maine R.E. Transfer Tax Paid

Lauren Kane
 WITNESS

J.J. Capasso member
JOHN J. CAPASSO, MANAGER

Lauren Kane
 WITNESS

Pamela M. Capasso member
PAMELA M. CAPASSO, MANAGER

STATE OF NEW HAMPSHIRE

Rockingham, ss.

November 20, 2015

Then personally appeared the above named John J. Capasso and Pamela M. Capasso and severally acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said limited liability company.

Before me,

[Signature]
 Notary Public
 Print Name:
 Commission Expires:

2 PGS -> Keane + MacDonald
 P.O. Box 477
 Portsmouth, N.H.
 03802
 (2)

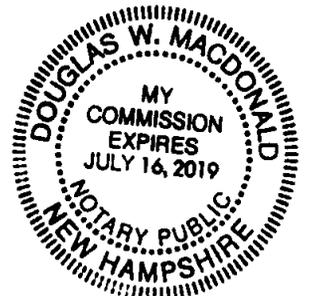


EXHIBIT A

Property Address: 10 Portland Street, South Berwick, Maine

A certain lot or parcel of land with the buildings thereon, located on the easterly sideline of Main Street in the Town of South Berwick, County of York and State of Maine and being further bounded and described as follows:

BEGINNING at a point on the easterly sideline of Main Street which point is at the northwesterly corner of the premises herein conveyed and the southwesterly corner of land formerly of Karl and Patricia Hodgson;

THENCE running easterly by an along land of said Hodgson to land formerly of W.G. Paul and Gar and Mary Fletcher, and now or formerly of Ronald and Gail Stewart;

THENCE turning and running in a southerly direction along land now or formerly of Stewart to land formerly of John S. Meserve and now or formerly of Gary R. Robertson;

THENCE turning and running in a general southwesterly and westerly direction along land of said Robertson to a point on the easterly sideline of Main Street, said point being the southwesterly corner of the premises herein conveyed;

THENCE turning and running northerly along the easterly sideline of Main Street to the point of beginning.

Being a portion of the "South Berwick Square" formerly so-called, and formerly known as "John B. Neally Store", together with all rights of way thereunto belonging.

Being the same premises conveyed from John J. Capasso and Pamela M. Capasso to RCP, LLC by deed dated February 5, 2007, and recorded in the York County Registry of Deeds in Book 15083, Page 548.